

**TOWN & COUNTRY VILLAGE HOA  
HOMEOWNERS ASSOCIATION, INC.**  
Annual Board Meeting Minutes

Date: 17 Jul 03

Time: 7:00 PM

Place: Senior Center

Attendees: President – Ray Aduddell  
Vice President – Len Price  
Treasurer – Alan Hahne (Not Present)  
Secretary - Angie Eberhart  
Member at Large – Sharon Roybal  
Member at Large – Debbie Buker  
Property Manager – Laura Williams

**Minutes**

1. Call to Order  
The meeting was called to order at 7:07PM.
2. Introduction of Guests  
Thor Osborn from Osborn Companies and Andy Cobb and Nicole Martin from Van Gilder Insurance.
3. Establish a Quorum  
A quorum was established at 10% of the 501 units.
4. President's Report  
Ray Aduddell, President, highlighted the events that took place over the past year. See attachment at end of minutes.
5. Election of Board Members  
Ray Aduddell, current President of the board will run again. Marjy Wells ran but was not present to make a speech. Dawn Fields was nominated from the floor and made a brief speech. Ballots were then collected and counted by Laura Williams and Debbie Buker.
6. Approval of Prior Annual Minutes  
The July 2002 annual meeting minutes were distributed to attendees as they entered the meeting. Sharon Roybal motioned to approve the minutes and then seconded. The minutes were approved unanimously.
7. Financial Report  
Laura Williams, Property Manager, briefed the financial reports. She discussed the proposed budget for the coming fiscal year. The new fiscal year will begin 1

September. Currently the biggest expenses the association has are the water & sewer and grounds maintenance. Laura also mentioned that the Profit & Loss was budget vs actual.

8. Old Business

- a. Ray Aduddell, President, briefly discussed the special assessment and stated there are no pending assessments in the works.
- b. Thor Osborn from Osborn Company briefly highlighted the roof project. They were on site for 41 days. The shingles have a 25year warranty and Osborn Company has given the association their own warranty as well.
- c. Andy Cobb explained the 6 types of insurance. He also explained the association's deductibles before the new roofs were installed. The high